

Home Maintenance Checklist



Spring Inspection

(Late Feb, early March)



Fall Inspection

(Late Sept, early October)

Foundation

Cracking or deterioration in floors, concrete, walls, and masonry

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Missing mortar or deteriorating brick in chimneys

Missing mortar or deteriorating brick in chimneys

Moisture intrusion at the basement and crawl space

Moisture and leaking in basement and crawl space

Deterioration on decks, patios, porches, stairs and railings

Grading at the exterior

Exterior

Weathering and paint chipping on wood surfaces

Damage or blockage on attic vent screens

Roof

Damaged or loose shingles

Damaged or loose shingles

Open seams, debris, standing water, and bald areas on flat roofs

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Cracking, deterioration, or damage at flashings

Water penetration in attic and ceilings

Cracking or deterioration at chimney mortar caps

Water penetration in attic and ceilings

Check window sills for staining, moisture or signs of leaking.

Plumbing

Leaks and corrosion at water heater (Flush water heater per manufacturer's instructions)

Leaky valves on lawn sprinkler system

Loose toilets

Check exterior water spigots for looseness, cracking or gaps at exterior wall penetrations

Loose or unsealed hose bibs

Interior

Grout in tile joints

Caulking on sinks, showers, bathtubs, and toilet bases

Doors & Windows

Missing or loose glazing putty



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- Deterioration on openings and joints between wood and masonry
 - Deterioration or damage on weather-stripping
 - Check window sills for staining, moisture or signs of leaking.